

Prepared by/Return to:

The Blackburn Law Firm, PLLC

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(662) 895-6116 / FAX: (662) 895-6121

Horace M. Ayers, Jr., Executor of the
Estate of Horace M. Ayers, Sr., deceased,
GRANTOR

TO

Horace M. Ayers, Jr. and
Wanda K. Keith,
GRANTEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Horace M. Ayers, Jr., as Executor of the Estate of Horace M. Ayers, Sr., deceased, Grantor, do hereby grant, bargain, sell, convey and warrant unto Horace M. Ayers, Jr., a married man, and Wanda K. Keith, a married woman, Grantees, as tenants in common, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot No. 428, Brook Hollow West Subdivision, located in Section 24, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 8, Page 3, in the Chancery Clerk's Office of DeSoto County, Mississippi.

By way of explanation, an Order for Authority to Sell Real Property was entered in to with the Chancery Court of DeSoto County, Mississippi, at Cause No. 09-04-0769, on July 29, 2009, authorizing this transaction and further authorizing Horace M. Ayers, Jr., Executor, to sign all documents necessary to expedite this transaction.

By way of explanation, Horace M. Ayers, Sr. received sole ownership in this property by way of survivorship. Flora D. Ayers predeceased Horace M. Ayers, Sr. having departed this life on December 23, 2006.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 8, Page 3 and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2009 and all subsequent years.

Taxes for the year 2009 are being pro-rated on an estimated basis as part of this closing. Grantors shall be liable and responsible to Grantees for any shortage in such amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantor on this the 30th day of July, 2009.

ESTATE OF HORACE M. AYERS, SR.,
DECEASED

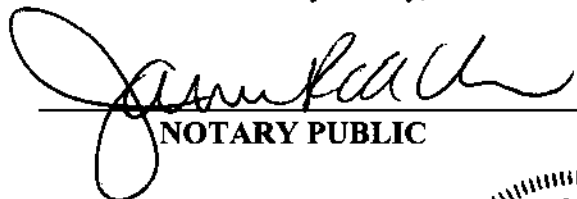
BY: 
HORACE M. AYERS, JR., EXECUTOR

STATE OF MISSISSIPPI

COUNTY OF DESOTO

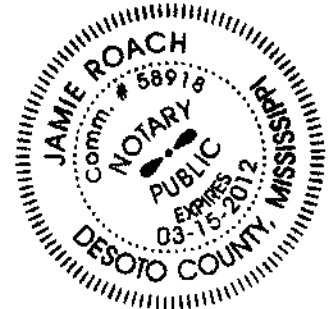
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **HORACE M. AYERS, JR.**, Executor of the Estate of Horace M. Ayers, Jr., deceased, who acknowledged to me that he executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed and in his capacity as Executor of the Estate of Horace M. Ayers, Jr..

GIVEN under my hand and official seal on this the 30th day of July, 2009.


NOTARY PUBLIC

My Commission Expires:

3/15/12



Grantor:
Horace M. Ayers, Jr., Executor of the Estate
of Horace M. Ayers, Sr., deceased

Address:
5717 Slocum Trails
Hernando, MS 38632

Home Telephone: 901-921-6885
N/A

Grantee:
Horace M. Ayers, Jr., Individually
Wanda K. Keith, Individually

Address:
5717 Slocum Trails
Hernando, MS 38632

Home Telephone: 901-921-6885
N/A